178.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	765,800	/	765,800
USE VALUE:	765,800	/	765,800
ASSESSED:	765,800	/	765,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIETZ BRIAN & HEATHER
Owner 2:	
Owner 3:	
Street 1:	23 DAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COSTA MARY LOUISE -
Owner 2:	COSTA JOHN/ LIFE ESTATE -
Street 1:	23 DAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 2505 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7478.000	314,800		451,000	765,800
Total Card	0.172	314,800		451,000	765,800
Total Parcel	0.172	314,800		451,000	765,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.68 | /Parcel: 305.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120933
GIS Ref	
GIS Ref	
Insp Date	07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0003.0

!14021!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,800	0	7,478.	451,000	765,800		Year end	12/23/2021
2021	101	FV	303,700	0	7,478.	451,000	754,700		Year End Roll	12/10/2020
2020	101	FV	303,700	0	7,478.	451,000	754,700	754,700	Year End Roll	12/18/2019
2019	101	FV	251,000	0	7,478.	451,000	702,000	702,000	Year End Roll	1/3/2019
2018	101	FV	250,400	0	7,478.	380,200	630,600	630,600	Year End Roll	12/20/2017
2017	101	FV	250,400	0	7,478.	347,900	598,300	598,300	Year End Roll	1/3/2017
2016	101	FV	250,400	0	7,478.	296,400	546,800	546,800	Year End	1/4/2016
2015	101	FV	239,400	0	7,478.	257,700	497,100	497,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:11:28

LAST REV

Date	Time
07/30/18	09:19:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14021

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA MARY LOUI	1425-55		10/22/2012		525,000	No	No		
COSTA JOHN M &	1417-4		6/1/2012	Convenience	1	No	No		
COSTA JOHN M-MA	1342-19		8/1/2007	Family	1	No	No		
	745-106		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2013	1081	Alterati	5,500	C				
5/15/1996	179	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
2/25/2014	Info Fm Prmt	EMK	Ellen K
10/14/2008	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7478		Sq. Ft.	Site		0	70.	0.86	7									451,039						451,000	

Total AC/HA:	0.17167	Total SF/SM:	7478	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,039	Spl Credit		Total:	451,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.06144190
Const Adj.:	0.99989998
Adj $ / SQ:	116.747
Other Features:	90879
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427711
Depreciation:	112916
Depreciated Total:	314795

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

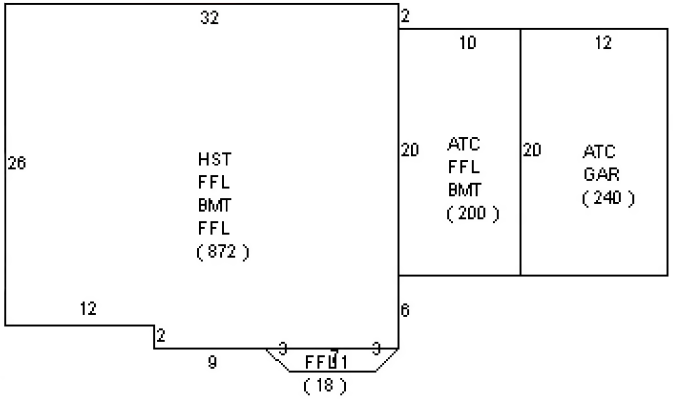
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	116.75
Special Features:	0	Val/Su Net:	81.47
Final Total:	314800	Val/Su SzAd	123.35

SKETCH



Sum Area By Label :
HST = 872
FFL = 1962
BMT = 1072
ATC = 440
GAR = 240

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,962	116.750	229,057
BMT	Basement	1,072	37.300	39,986
HST	Half Story	436	116.750	50,902
GAR	Garage	240	25.410	6,099
ATC	Attic	154	70.050	10,787

Net Sketched Area:	3,864			Total:	336,831
Size Ad	2552	Gross Area	4586	FinArea	2505

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: